

**MINUTES OF MEETING
PALERMO
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Palermo Community Development District was held on Friday, November 20, 2020 at 8:30 a.m., at the offices of Lennar Homes, LLC, 10481 Six Mile Cypress Parkway, Ft. Myers, Florida 33966.

Present:

Russell Smith	Chairperson
Scott Edwards	Assistant Secretary
Dalton Drake	Assistant Secretary

Absent:

Steve Gabor	Vice Chairperson
David Negip	Assistant Secretary

Also present were:

James P. Ward	District Manager
Greg Urbancic	District Attorney

Audience:

All resident's names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS
WERE TRANSCRIBED IN *ITALICS*.**

FIRST ORDER OF BUSINESS

Call to Order

District Manager James P. Ward called the meeting to order at approximately 8:30 a.m. He conducted roll call; all Members of the Board were present, with the exception of Mr. Gabor and Mr. Negip, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

September 18, 2020 Regular Meeting Minutes

Mr. Ward asked if there were any additions, corrections, or deletions to the Regular Meeting Minutes; hearing none, he called for a motion.

On MOTION made by Mr. Russell Smith, seconded by Mr. Scott Edwards, and with all in favor, the September 18, 2020 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Consideration of Proposal

Consideration of proposal from Greenberg Traurig, P.A. to serve as Bond Counsel in connection with the issuance by the Palermo Community Development District of the planned Special Assessment Bonds, Series 2021 to finance the District’s public improvement plan

Mr. Ward noted Mr. Sanford of Greenberg Traurig, P.A. was well-qualified. He recommended approval of Greenberg Traurig, P.A. to serve as Bond Counsel. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. Russell Smith, seconded by Mr. Dalton Drake, and with all in favor, Greenberg Traurig, P.A. was engaged to serve as Bond Counsel.

FOURTH ORDER OF BUSINESS

Consideration of Proposal

Consideration of proposal for District Counsel and General Legal Representation from the Law Firm of Coleman, Yovanovich, & Koester

Mr. Ward indicated Mr. Urbancic of Coleman, Yovanovich and Koester was present via video. He noted Coleman, Yovanovich and Koester was a well-qualified firm which handled Community Development Districts along with other legal matters. He called for a motion to approve the Agreement with Coleman, Yovanovich and Koester.

On MOTION made by Mr. Russell Smith, seconded by Mr. Dalton Drake, and with all in favor, the Agreement with Coleman, Yovanovich and Koester was approved.

FIFTH ORDER OF BUSINESS

Consideration of Proposal

Consideration of proposed BEI Engineering Group (Banks Engineering) Agreement for Interim Engineering Services for the Palermo Community Development District

Mr. Ward indicated Banks Engineering changed its name to BEI Engineering.

Mr. Ward: We will hire BEI Engineering as interim engineer until we go through the process identified in Chapter 287 to hire a permanent engineer for this District. I enclosed in your package a form of interim services agreement which I have used many times in the past to handle this. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. Russell Smith, seconded by Mr. Scott Edwards, and with all in favor, the Agreement with BEI Engineering Group was approved.

SIXTH ORDER OF BUSINESS

Consideration of Agreement

Consideration of Agreement for FMS Bonds to provide Underwriter Services and Rule G-17 Disclosure in connection with the Districts intended Special Assessments Bonds Issuance

Mr. Ward: The purpose of a bond underwriter is to handle the marketing of bonds the District will issue in the future. Obviously, FMS Bonds is a well-recognized firm in the industry for not only municipal bonds, but also for Community Development District bonds. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. Russell Smith, seconded by Mr. Dalton Drake, and with all in favor, the Agreement with FMS Bonds was approved.

SEVENTH ORDER OF BUSINESS

Authorization to advertise

Authorization to advertise for Proposals for Engineering services for the District

Mr. Ward: I alluded to the authorization to advertise for request for proposals for engineering services when we talked about the interim engineer. Chapter 287 is the Statute that controls this. We are required to advertise in the newspaper, local circulation, here in Lee County which we will do to retain the services of a permanent engineer. You will then rank them at a future meeting and then we will come back after that with a proposed form of agreement between the engineer you have selected as the number one engineer pursuant to the submittals. If you receive only one, I will just put the agreement on the agenda at that time also. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. Russell Smith, seconded by Mr. Dalton Drake, and with all in favor, authorization to advertise for Proposals for Engineering services for the District was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2021-1

Consideration of Resolution 2021-1, a Resolution of the Board of Supervisors of the Palermo Community Development District Authorizing the Joinder to the Plat of Crane Landing and acceptance of responsibility for dedications to the District for ownership, Operation and Maintenance of District infrastructure within the boundaries of the Plat of Crane Landing

Mr. Ward asked Mr. Urbancic to review this Resolution.

Mr. Greg Urbancic: What you have is a resolution, where basically how the county does this when there are dedications to the District, they require some backup. You can either do a resolution that is notarized and recorded in the public records, or you can have the CDD join the plat. In this particular case the way the Crane Landing plat was prepared, it has the CDD joining, so essentially what this resolution does is authorizes the Chair to execute the plat on behalf of the District and has a general acknowledgement that the District is accepting those dedications that are set forth on the plat, but that its responsibility for maintenance doesn't necessarily commence until improvements are either acquired or constructed within those dedicated areas. Consistent generally with what we've seen in Lee County in the past.

Mr. Ward asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. Russell Smith, seconded by Mr. Dalton Drake, and with all in favor, Resolution 2021-1 was adopted, and the Chair was authorized to sign.

NINTH ORDER OF BUSINESS

Consideration of Agreement

Consideration of an Agreement regarding the Acquisition of Certain Work Product, Infrastructure and Real Property between Palermo Community Development District, and Lennar Homes Corporation

Mr. Ward asked Mr. Urbancic to review this item.

Mr. Urbancic: This is a customary acquisition agreement with one little bit of a twist. That twist is we don't necessarily have an engineer's report yet, so we are out a little bit in front of it, but I did discuss this with bond counsel Steve Sanford who you just engaged and we sort of kind of came up with a conceptual idea where we can accept these improvements prior to actually having the formal engineer's report, but this agreement itself contemplates that we would go through the engineer's report process and there would likely be an amendment and a restatement of this agreement at some point, that point likely being the time when we are going to be issuing bonds. Otherwise, it has the same material in it. It contemplates that we could acquire improvements prior to the issuance of bonds and those are sort of advanced acquisitions by the District. The only caveat there is Mr. Sanford wanted some language in there that basically talked about that the valuation of those improvements might have to change at the time we go ahead and issue bonds. That will be some guidance that he gives at that time but depending on our time frame that will likely not affect things. It does contemplate that we could acquire work product, infrastructure such as utility type infrastructure, and also potential real property if that is ultimately included in the engineer's report. Otherwise, it just has the same type of general terms that we see in our customary acquisition agreements. If anybody has any questions, I'm happy to answer.

On MOTION made by Mr. Russell Smith, seconded by Mr. Dalton Drake, and with all in favor, the Agreement regarding the Acquisition of Certain Work Product, Infrastructure and Real Property between Palermo Community Development District, and Lennar Homes Corporation was approved.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2021-2

Consideration of Resolution 2021-2, a Resolution Of The Board Of Supervisors Of The Palermo Community Development District Expressing Its Intent To Utilize The Uniform Method Of Levying, Collecting, And Enforcing Non- Ad Valorem Assessments Which May Be Levied By The Palermo Community Development District In Accordance With Section 197.3632, Florida Statutes

Mr. Ward: What this does is, at some point in the future when the District is able or has financed all of its improvements and has issued bonds, it sets up the procedure that allows us to utilize the services of the Property Appraiser and Tax Collector here in Lee County to place those assessments on the tax rolls in the future. The Statute requires the Board to adopt this Resolution. We will have a public hearing on that, and then once we complete that public hearing, that will set up a procedure to notify the State, the Property Appraiser and Tax Collector. They will then send us an agreement which will be placed on your Agenda at a future date. Which will be sometime in November of 2021. It can be after that time to place any assessments we have on the tax rolls. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. Russell Smith, seconded by Mr. Dalton Drake, and with all in favor, Resolution 2021-2 was adopted, and the Chair was authorized to sign.

ELEVENTH ORDER OF BUSINESS

Staff Reports

a) District Attorney

No report.

b) District Engineer

No report.

c) District Manager

No report.

TWELFTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Ward asked if there were any Supervisor's requests; there were none.

Mr. Ward asked if there were any audience comments; there were none.

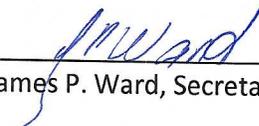
THIRTEENTH ORDER OF BUSINESS

Adjournment

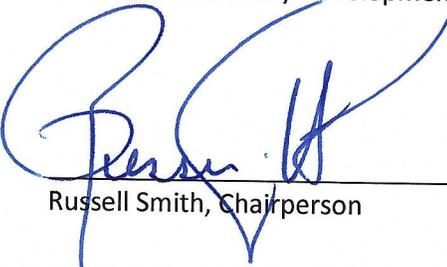
Mr. Ward adjourned the meeting at approximately 8:45 a.m.

On MOTION made by Mr. Dalton Drake, seconded by Mr. Scott Edwards, and with all in favor, the Meeting was adjourned.

Palermo Community Development District



James P. Ward, Secretary



Russell Smith, Chairperson